

PARSONS POND CONDOMINIUM ASSOCIATION
BOARD MEETING
January 5, 2023
6:00 p.m. VIA Zoom

Attendees: Rich Abramson (President), John Romei (Vice President), MaryAnn Shupe (Secretary), Susan Isenman (Treasurer), Sean McCarthy, Bruce Roberts, Susan Trusiani, Terri Colon (Property Manager) Owners present included Thrity and Shared Saraf, Carole Barber, Rochelle Roberts, and Scott Eustis

Rich welcomed everyone and called the meeting to order at 6:02 p.m.

Originally it was understood that a 10 day notice was only needed for full Association meetings. Rich thanked Carol Barber for pointing that out that 10 days are required for all Board meetings and appropriate notice will be given in the future.

Owner Comments and Questions:

Carole shared some history about issues with our insurance. Several years ago after a winter with a large number of snow storms, multiple claims were filed for leak damage to walls and ceilings. At the end of that year, our insurance company would not renew our policy but Foreside Management was able to find a company to insure us at a very large premium increase. At that time, the Board agreed to self insure, meaning limit the number claims that would be made. Thankfully, no claims were necessary. Carole is concerned that filing a claim at this time to cover our legal fees might again endanger our standing with our current insurance company.

Thrity requested more information about unit involved with the foreclosure lawsuit.

Approval of Minutes:

MaryAnn pointed out that the December Budget meeting minutes cannot be approved until the next full Association meeting which will be the annual meeting in May.

Consent Items:

A motion was made and seconded to approve two heat pumps that were approved via email:

- 10 Wakely Court filed paperwork after their heat pump was already installed but met handbook guidelines.

- 103 Parsons Pond Drive filed expedited paperwork in order to meet an installation deadline.

A vote was taken and the heat pumps were **APPROVED**.

Legal Bills:

There was a lengthy discussion about the current foreclosure lawsuit and restraining orders against an Owner and whether to file an insurance claim for the large legal bills. This is a summary of the major points.

- Our insurance could cover these costs, but it might put us at risk of being dropped, and/or put in a high risk category causing our premium to go up.
- If we win the law suit we would be third in line to be reimbursed after taxes and the mortgage company.
- All our costs including delinquent fees, out of pocket expenses, and legal bills should be paid as part of the settlement, but it's not a guarantee. It is possible that they will not be paid.
- The courts are backed up and all of this is going to take time.
- Terri will consult with our insurance broker to find out if there is a time limit for filing a claim, and what the impact might be on our premium.

It was the **CONSENSUS** of the Board to hold off filing legal fees with our insurance company at this time.

Damage to Gate:

Rich reported that a neighbor saw a business truck drive through the chain barrier at the far end of Parsons Pond Drive damaging the post. The company is willing to cover the cost of repair and Terri will have someone from Foreside look at it in the next few days.

Combining Grounds and Building Committees:

There was discussion about the reasoning behind combining the Buildings and Grounds Committees. For now, we are going to give it a try to have the two Committees combined for decision-making purposes, but kept separate for budgeting.

Tennis Court Repairs:

John reported that Maine Tennis is asking for a down payment in the amount of \$3399 to be made in February to purchase supplies. They hope to begin work in May repairing the courts.

- This repair is likely a short term solution and the courts will need yearly maintenance.

- This repair will give us time to see how much the courts get used and poll Owners about interest in the courts for the long term.
- At some point in the future there may need to be a complete replacement.

Broken Table:

Rich reported that one of the glass tables at the pool has been blown over in the wind, spreading the broken, tempered glass into the tennis courts. MaryAnn will oversee getting it cleaned up.

A motion was made and seconded to adjourn. It was **APPROVED** and the meeting was adjourned at 6:59.

Submitted by MaryAnn Shupe, Secretary